

Date: 02/02/09

## CHECK REQUISITION FORM

Payee: Arturo Guerrero Lopez

Total Amount: \$60.00

Invoice #: #070209

Invoice Date:

Job description: Re: Phone reimbursement for the month of June 2009

Property(ies):

208 E 61 <sup>st</sup> Street	37-43 8 <sup>th</sup> Avenue	
109 Spring Street	624 & 655 LLC	
217 E Houston St	Casper R Callen Trust	
East Orange Partners	Highbridge Park Partners	
1320 Fulton Avenue	348 / 352 W 118	
94-16 34 <sup>th</sup> Road	325 E 206 <sup>th</sup> Street	
869 E 231 <sup>st</sup> Street	Korea Village	
170 Nagle Avenue	Valentine & Fordham LLC	60.00



# JUST RENOVATIONS & G.C. LLC

769 Morris Park Ave Bronx NY 10461  
P. 347-547-7330 Fax. 718-409-2069 C. 917-682-7823

Date MAY. 20, 2009

Invoice # 2004

New York City Management Corp.  
P. (212) 689-8833 F. (212) 689-3888

Building # 174 NAGLE New York NY.

Apartment# 55 1BDRM 2BDRM 3BDRM STUDIO

Tenant Name \_\_\_\_\_ Tenant # ( ) \_\_\_\_\_

Start Date MAY. 14. 2009.

Violation

Repair

Renovation

Scope of work done;

Kitchen Repaired ceiling & painted

Bathroom. New concrete floor 8x8 tiles

New 24" vanity & mirror.

New ceiling, light fixture

Plaster, skim coat walls Paint Semi-Gloss White

ALL MATERIAL AND LABOR INCLUDED (INSURANCE APON REQUEST)

Amount \$ 1750 Deposit \$ \_\_\_\_\_

Completion Date \_\_\_\_\_

Tenant signature [Signature] Date \_\_\_\_\_

Management signature [Signature] Date \_\_\_\_\_

**PAID**

\$1350/-



# JUST RENOVATIONS & G.C. LLC

769 Morris Park Ave Bronx NY 10461  
P. 347-547-7330 Fax. 718-409-2069 C. 917-682-7823

Date jun. 22 2009

Invoice # 062209-#52

New York City Management Corp.  
P. (212) 689-8833 F. (212) 689-3888

Building # 170 Neagle NY-NY

Apartment# 52 1BDRM 2BDRM 3BDRM STUDIO

Tenant Name Rodolfo Anibal Tenant # ( )

Start Date \_\_\_\_\_ Violation Repair Renovation

Scope of work done;

Fix the damaged sillings from cracks in the  
bedroom 1 and in the bedroom 2, and in the  
kitchen

ALL MATERIAL AND LABOR INCLUDED (INSURANCE APON REQUEST)

Amount \$ 650 — Deposit \$ \_\_\_\_\_

Completion Date \_\_\_\_\_

Tenant signature Rodolfo Anibal Date \_\_\_\_\_

Management signature [Signature] Date \_\_\_\_\_

PAID  
ENTERED



# JUST RENOVATIONS & G.C. LLC

769 Morris Park Ave Bronx NY 10461  
P. 347-547-7330 Fax. 718-409-2069 C. 917-682-7823

Date \_\_\_\_\_

Invoice # #1070209-#157

New York City Management Corp.  
P. (212) 689-8833 F. (212) 689-3888

Building # Neagle NY - NY

Apartment# 54 1BDRM 2BDRM 3BDRM STUDIO

Tenant Name Australia Energy Tenant # ( ) \_\_\_\_\_

Start Date \_\_\_\_\_ Violation Repair Renovation

Scope of work done;

Cracks and holes in the bathroom and in the  
hallways got fixed with plaster and joint  
and sheetrock.  
The front door was badly damaged from  
small holes all around the door. Fixed

ALL MATERIAL AND LABOR INCLUDED (INSURANCE APON REQUEST)

Amount \$ 1100 Deposit \$ \_\_\_\_\_

Completion Date \_\_\_\_\_

Tenant signature Australia Energy Date \_\_\_\_\_

Management signature Jh C Date \_\_\_\_\_

# Proposal

Just Renovations GC. LLC  
765 Morris Park.  
Bronx NY 10461

#070209-#57

Phone 347-547-7330 FAX 718-409-2096

Proposal Submitted To: Greg Sumus c/o NUCMGMT.	Job Name Nagle Ave (170)	Job #
Address 381 Park Ave S.	Job Location Apt # (54)	
New York NY. 10016.	Date	Date of Plans
Phone # 917 682-7823	Fax #	Architect

We hereby submit specifications and estimates for:

~~Replaster the bathroom, the ceiling~~

cracks in the bathroom and the ceiling  
was damaged, also ~~the~~ the floor had a  
hole under the toilet

including material & labor

We propose hereby to furnish material and labor — complete in accordance with the above specifications for the sum of:

\$ 950 - Nine Hundred & Fifty Dollars - Dollars

with payments to be made as follows: LC

\$650 -

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully  
submitted

Note — this proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

## Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance May 30, 2009.

Signature

Frank J. Costanzo

Signature

[Signature]



# JUST RENOVATIONS & G.C. LLC

769 Morris Park Ave Bronx NY 10461  
P. 347-547-7330 Fax. 718-409-2069 C. 917-682-7823

Date may. 27.09

Invoice # 2298

New York City Management Corp.  
P. (212) 689-8833 F. (212) 689-3888

#052709-#26

Building # 172 Nagle NY-NY

Apartment# 24 1BDRM 2BDRM 3BDRM STUDIO

Tenant Name Alfreda Cordova Tenant # ( )

Start Date May 28 2009 Violation Repair Renovation

Scope of work done;

Bathroom: Damaged ceiling, holes, tiles missing  
and grout around the bathtub and plaster  
and paint. Hallways: cracks plaster  
and paint. Kitchen: Plaster and paint  
New door in the room.

ALL MATERIAL AND LABOR INCLUDED (INSURANCE APON REQUEST)

Amount \$ 1400 Deposit \$ 0

Completion Date May 31. 2009

Tenant signature Alfreda Cordova Date

Management signature [Signature] Date

\*1400/-

# M. Samba Plumbing & Repairs

P.O Box 970  
BROOKLYN, NEW YORK, 11238  
Tel: (914)879-9685-Fax(914)712-9114

## Invoice

Bill to: NYC Management

No: 6375

Location: 170 Nagle Av  
Apt# 33

Date: 6/12/09

Description of Work
<p>Opened bathroom wall replaced 4 valves shower body completed kit- Gerber- Changed 1/2 piping feed shower body valves</p> <p><b>PAID</b></p> <p><b>ENTERED</b></p> <p>Material + Labor: 485.00</p> <p><i>\$ 325</i></p>

# M. Samba Plumbing & Repairs

P.O Box 970  
BROOKLYN, NEW YORK, 11238  
Tel: (914)879-9685-Fax(914)712-9114

## Invoice

No: 6365

Bill to: NYC Management

Location: 174 waste Av  
Apt# 25

Date: 5/25/09

### Description of Work

Opened living room ceiling and wall and repaired leak hot water rise- Removed broken section and replaced

Material + Labor: 370.00



**M. Samba**  
**Plumbing & Repairs**

P  
P.O Box 970  
BROOKLYN, NEW YORK, 11238  
Tel: (914)879-9685-Fax(914)712-9114

**Invoice**

No: 6311

Bill to: NYC Management

Location: 172 Nagle  
Apt# 31

Date: 4/17/09

Description of Work

Removed kitchen sink opened wall traced and repaired leak hot water pipe  
removed broken section and replaced it with new

PAID

ENTERED

Material + Labor: 748.00

648.00/-

# M. Samba Plumbing & Repairs

P.O Box 970  
BROOKLYN, NEW YORK, 11238  
Tel: (914)879-9685-Fax(914)712-9114

## Invoice

No: 6368

Bill to: NYC Management

Location: 172 Nagle Av  
Basement

Date: 5/20/09

Description of Work
---------------------

Repaired leak 4" stack- Removed broken section and replaced it with new
---

Material + Labor: 488.00

\$ 252

# M. Samba Plumbing & Repairs

P.O Box 970  
BROOKLYN, NEW YORK, 11238  
Tel: (914)879-9685-Fax(914)712-9114

## Invoice

No: 6335

Bill to: NYC Management

Location: 172 Nagle Avenue  
Apt# 22

Date: 5/2/09

Description of Work
---------------------

Removed toilet and reinstalled snakeout stack 4" waste line toilet changed 4" flange and wax gasket- Repaired leak 4" waste line toilet
---

PAID  
ENTERED  
Material + Labor: 387.00

# M. Samba Plumbing & Repairs

P.O Box 970  
BROOKLYN, NEW YORK, 11238  
Tel: (914)879-9685-Fax(914)712-9114

## Invoice

No: 6351

Bill to: NYC Management

Location: 172 Nagle Avenue  
Basement

Date: 5/21/09

### Description of Work

Open main sewer line in basement- Remove 4" stack and snaked out server line  
4" in side basement- Install ceiling 04 snaked out main sewer line building

Material + Labor: 360.00

**BIG MIKE'S A/C,**

REFRIGERATION AND STOVE REPAIRS, INC.

269 LINKS DR. W.

OCEANSIDE N.Y. 11572

(516) 594-8106

## Invoice

Number: 0029060

Date: June 27, 2009

NEW YORK CITY MGMT  
381 PARK AVE SOUTH  
NEW YORK, NY 10016

NEW YORK CITY MGMT  
381 PARK AVE SOUTH  
NEW YORK, NY 10016

DATE	ADDRESS	PO# NUMBER	SERVICE
5/22/09	174 NAGLE #31		FRIDGE

Description	Tax	Amount
REPLACED CRISPER COVER	✓	
REPLACED MAIN DOOR GASKET	✓	145.00
Sub-Total		\$145.00
Tax 8.375% on 145.00		12.15
Total		\$157.15

This invoice is due upon receipt. Please pay on time to avoid a late fee charge of 1.5%

**KOSSOFF & UNGER**  
217 Broadway, Suite 401  
New York, NY 10007  
212-267-6364

Invoice submitted to:

**Gregory Soumas**  
c/o New York City Management LLC  
381 Park Avenue South - Suite 1515  
Attn: Sanjay Gandhi  
New York NY 10016

June 29, 2009

In Reference To: **Non-payment proceeding involving apartment #51**  
Invoice # 46983 **in the building known as 172 Nagle Avenue, Bronx,**  
**NY**

Client ID: 170-174Nagle.Fernandez  
**PROFESSIONAL SERVICES**

		<u>Hours</u>	<u>Amount</u>
6/8/2009	SEU Review Notices of Petition and Petition	0:12:00	90.00
6/9/2009	SEU Final review of Notices of Petition and Petition	0:06:00	45.00
6/12/2009	MC Copy and assemble Notice of Petition, prepare mailings	0:06:00	20.00
6/16/2009	MC Continued preparation of mailings	0:06:00	20.00
6/18/2009	RR Trip to housing court to purchase index number	0:06:00	20.00
For professional services rendered		0.60	\$195.00

**User Summary**

<u>Name</u>	<u>Hours</u>	<u>Rate</u>
Melissa Castro	0.20	200.00
Ross Rosenberg	0.10	200.00
Sally E. Unger	0.30	450.00

In Reference To: **Non-payment proceeding involving apartment #33**  
Invoice # 46984 **in the building known as 170 Nagle Avenue, Bronx,**  
**NY**

Client ID: 170-174Nagle.Guerra&Gonzalez

**PROFESSIONAL SERVICES**

		<u>Hours</u>	<u>Amount</u>
6/8/2009 SEU	Review Notices of Petition and Petition	0:12:00	90.00
6/9/2009 SEU	Final review of Notices of Petition and Petition	0:06:00	45.00
6/12/2009 MC	Copy and assemble Notice of Petition; prepare mailings	0:06:00	20.00
6/16/2009 MC	Continued preparation of mailings	0:06:00	20.00
6/18/2009 RR	Trip to housing court to purchase index number	0:06:00	20.00
6/24/2009 MC	Attention to preparation of mailings	0:24:00	80.00
For professional services rendered		<u>1.00</u>	<u>\$275.00</u>

**User Summary**

<u>Name</u>	<u>Hours</u>	<u>Rate</u>
Melissa Castro	0.60	200.00
Ross Rosenberg	0.10	200.00
Sally E. Unger	0.30	450.00

ENTERED

FILED

In Reference To: **Non-payment proceeding involving apartment #32**  
Invoice # 46985 **in the building known as 174 Nagle Avenue, Bronx,**  
**NY**

Client ID: 170-174Nagle.Isidoro  
**PROFESSIONAL SERVICES**

		<u>Hours</u>	<u>Amount</u>
6/8/2009	SEU Review Notices of Petition and Petition	0:12:00	90.00
6/9/2009	SEU Final review of Notices of Petition and Petition	0:06:00	45.00
6/12/2009	MC Copy and assemble Notice of Petition; prepare mailings	0:06:00	20.00
6/16/2009	MC Continued preparation of mailings	0:06:00	20.00
6/18/2009	RR Trip to housing court to purchase index number	0:06:00	20.00
6/23/2009	PW Receipt of tenant Answer in non-pay proceeding and case diary update to reflect 6/26 court date in connection with same.	0:12:00	NO CHARGE
6/26/2009	SEU Preparation for and appearance in Court regarding Isidoro	2:00:00	900.00

For professional services rendered

2.80 \$1,095.00

**User Summary**

<u>Name</u>	<u>Hours</u>	<u>Rate</u>
Melissa Castro	0.20	200.00
Patricia Wright	0.20	0.00
Ross Rosenberg	0.10	200.00
Sally E. Unger	2.30	450.00



In Reference To: **Non-payment proceeding involving apartment #31**  
Invoice # 46986 **in the building known as 170 Nagle Avenue, Bronx,**  
**NY**

Client ID: 170-174Nagle.Lucas  
**PROFESSIONAL SERVICES**

		<u>Hours</u>	<u>Amount</u>
6/8/2009 SEU	Review Notices of Petition and Petition	0:12:00	90.00
6/9/2009 SEU	Final review of Notices of Petition and Petition	0:06:00	45.00
6/12/2009 MC	Copy and assemble Notice of Petition; prepare mailings	0:06:00	20.00
6/16/2009 MC	Continued preparation of mailings	0:06:00	20.00
6/18/2009 RR	Trip to housing court to purchase index number	0:06:00	20.00
For professional services rendered		0.60	\$195.00

<u>Name</u>	<u>Hours</u>	<u>Rate</u>
Melissa Castro	0.20	200.00
Ross Rosenberg	0.10	200.00
Sally E. Unger	0.30	450.00

**PAID** **ENTERED**

In Reference To: **Non-payment proceeding involving apartment #54**  
 Invoice # 46987 **in the building known as 172 Nagle Avenue, Bronx,**  
**NY**

Client ID: 170-174Nagle.Mejia  
**PROFESSIONAL SERVICES**

		<u>Hours</u>	<u>Amount</u>
6/8/2009	SEU Review Notices of Petition and Petition	0:12:00	90.00
6/9/2009	SEU Final review of Notices of Petition and Petition	0:06:00	45.00
6/12/2009	MC Copy and assemble Notice of Petition; prepare mailings	0:06:00	20.00
6/16/2009	MC Continued preparation of mailings	0:06:00	20.00
6/18/2009	SEU Review answer on nonpayment proceeding	0:06:00	45.00
	RR Trip to housing court to purchase index number	0:06:00	20.00
6/19/2009	PW Receipt of email regarding case status; case diary update to reflect receipt of transcript and initial court date on Mejia matter.	0:12:00	45.00
6/23/2009	SEU Appearance in Court on Alexandra Mejia non-payment proceeding; case delayed due to need for Spanish interpreter; lease issues due to preferential lease issued by owner after Soumas appointment	2:42:00	1,215.00
	SEU Preparation for court appearance	0:18:00	135.00
6/24/2009	SEU Phone call to tenant regarding proposed settlement, pay \$1000 outstanding and agree to end of preferential rent as stated in lease, i.e. expiration of lease term ends preferential rent; tenant will pay current and July rent in court on 7/7/09	0:12:00	90.00
	SEU E-mail to client regarding consent of M. Bush regarding preferential rent for balance of lease term for Alexandra Mejia	0:06:00	45.00
	SEU Telephone conference with M. Bush regarding acceptance of tenancy of Alexandra Mejia	0:06:00	45.00
For professional services rendered		4.30	\$1,815.00

**User Summary**

<u>Name</u>	<u>Hours</u>	<u>Rate</u>
Melissa Castro	0.20	200.00
Patricia Wright	0.20	225.00
Ross Rosenberg	0.10	200.00
Sally E. Unger	3.80	450.00

In Reference To: **Various matters relating to the building known as**  
 Invoice # 46988 **and by the addresses of 170-174 Nagle Ave**

Client ID: 170-174Nagle.Receivership

### PROFESSIONAL SERVICES

		<u>Hours</u>	<u>Amount</u>
6/1/2009	SEU Appearance in Court on motion for contempt	1:48:00	810.00
	SEU Telephone conference with managing agent	0:06:00	45.00
	SEU Conference with staff regarding subpoenas	0:18:00	135.00
	RR Conference with SEU regarding drafting subpoenas	0:12:00	40.00
6/2/2009	SEU Review subpoenas with RR; e-mails from and to managing agent	0:24:00	180.00
	RR Preparation of subpoenas	0:42:00	140.00
6/3/2009	RR Preparation of Affidavit of Service of subpoenas on opposing counsels	0:18:00	60.00
	SEU Telephone conference with plaintiff's counsel; phone call with managing agent	0:36:00	270.00
	SEU Telephone calls with process server	0:12:00	90.00
	SEU Telephone conference with opposing counsel; preparation of letter to opposing counsel	0:12:00	90.00
	SEU Telephone calls to and from tenant Costanzo regarding contempt motion	0:30:00	225.00
6/4/2009	SEU Telephone conference with managing agent	0:12:00	90.00
	SEU Telephone call from opposing counsel	0:18:00	135.00
	SEU Preparation for hearing; review of file; discussions with manager	1:36:00	720.00
	SEU Draft proposed stipulation	1:00:00	450.00
	MR Translate subpoena to tenant	0:12:00	40.00
	MR Conference with SEU and AB regarding translating subpoena to tenant.	0:06:00	20.00
	MC Conference with SEU and AB regarding phone call to client regarding subpoena that was served on him and instructions regarding same; assisted AB with mailings	0:48:00	160.00

		<u>Hours</u>	<u>Amount</u>
6/5/2009	SEU Preparation for hearing	0:30:00	225.00
	SEU Appearance in Court; conference with tenants, opposing counsel and managing agent	2:18:00	1,035.00
6/9/2009	SEU Trip to building	2:42:00	1,215.00
6/11/2009	RR Trip to housing court to purchase index numbers	0:30:00	100.00
6/16/2009	SEU Telephone conference with S. Gandhi regarding section 8 tenant in nonpayment proceeding	0:12:00	90.00
	SEU Telephone call from plaintiff's counsel requesting payment of real estate taxes	0:06:00	45.00
	SEU Preparation of e-mail to client	0:06:00	NO CHARGE
6/17/2009	RR Trip to supreme court to pick up transcripts	0:42:00	140.00
6/18/2009	SEU Telephone conference with S. Gandhi regarding funds for tax payment	0:12:00	90.00
	SEU Review of transcript from court regarding contempt motion	0:18:00	135.00
	SEU Telephone call from attorney for plaintiff	0:06:00	45.00
	SEU Conference with process server regarding service of nonpayment Petitions	0:06:00	45.00
6/19/2009	SEU Phone calls and e-mails regarding legitimacy of tenancy; review of DHCR rent roll history	0:30:00	225.00
	RR Trip to Supreme Court to get certified copy of order of appointment of Soumas for use in eviction cases	0:30:00	100.00
6/22/2009	SEU Conference with staff and process server regarding papers requiring service; review answer	0:12:00	90.00
6/23/2009	SEU E-mail to S. Gandhi; phone call to client	0:12:00	90.00
6/24/2009	SEU Telephone call from manager regarding tenancies at premises, lease expirations and possible non-primary residences	0:42:00	315.00
6/25/2009	SEU E-mails to and from client and to and from investigator regarding Naydal is Peralta	0:12:00	90.00
	SEU Draft stipulation of settlement regarding Mejia	0:24:00	180.00
For professional services rendered		20.00	\$7,955.00

**DISBURSEMENTS**

	<u>Price</u>	<u>Amount</u>
Subpoena Fees.	15.00	165.00
Express mail	17.50	17.50
Express mail	17.50	17.50
Subpoena Fee.	15.00	15.00
Purchase of 8 Index Numbers	45.00	360.00
Court Reporter's fee for transcript of court date of 6/5/09	164.30	164.30
Purchase of Index Number	45.00	45.00
Total disbursements		<u>\$784.30</u>
Services/disbursements for this matter		<u>\$8,739.30</u>

**User Summary**

<u>Name</u>	<u>Hours</u>	<u>Rate</u>
Magda Rodriguez	0.30	200.00
Melissa Castro	0.80	200.00
Ross Rosenberg	2.90	200.00
Sally E. Unger	15.90	450.00
Sally E. Unger	0.10	0.00

In Reference To:  
Invoice # 46989

**Non-payment proceeding involving apartment #35  
in the building known as 174 Nagle Avenue, Bronx,  
NY**

Client ID: 170-174Nagle.Rodriguez(35)

**PROFESSIONAL SERVICES**

	<u>Hours</u>	<u>Amount</u>
6/8/2009 SEU Review Notices of Petition and Petition	0:12:00	90.00
6/9/2009 SEU Final review of Notices of Petition and Petition	0:06:00	45.00
6/12/2009 MC Copy and assemble Notice of Petition; prepare mailings	0:06:00	20.00
6/16/2009 MC Continued preparation of mailings	0:06:00	20.00
6/18/2009 RR Trip to housing court to purchase index number	0:06:00	20.00

For professional services rendered

0.60 \$195.00

**User Summary**

<u>Name</u>	<u>Hours</u>	<u>Rate</u>
Melissa Castro	0.20	200.00
Ross Rosenberg	0.10	200.00
Sally E. Unger	0.30	450.00

**ENTERED**

In Reference To: **Non-payment proceeding involving apartment #45**  
Invoice # 46990 **in the building known as 170 Nagle Avenue, Bronx,**  
**NY**

Client ID: 170-174Nagle.Rodriguez(45)

**PROFESSIONAL SERVICES**

		<u>Hours</u>	<u>Amount</u>
6/8/2009	SEU Review Notices of Petition and Petition	0:12:00	90.00
6/9/2009	SEU Final review of Notices of Petition and Petition	0:06:00	45.00
6/12/2009	MC Copy and assemble Notice of Petition; prepare mailings	0:06:00	20.00
6/16/2009	MC Continued preparation of mailings	0:06:00	20.00
6/18/2009	RR Trip to housing court to purchase index number	0:06:00	20.00
For professional services rendered		0.60	\$195.00

**User Summary**

<u>Name</u>	<u>Hours</u>	<u>Rate</u>
Melissa Castro	0.20	200.00
Ross Rosenberg	0.10	200.00
Sally E. Unger	0.30	450.00

ENTERED

PAID



In Reference To: **Non-payment proceeding involving apartment #22**  
 Invoice # 46991 **in the building known as 170 Nagle Avenue, Bronx,**  
**NY**

Client ID: 170-174Nagle.Tavares  
**PROFESSIONAL SERVICES**

		<u>Hours</u>	<u>Amount</u>
6/8/2009	SEU Review Notices of Petition and Petition	0:12:00	90.00
6/9/2009	SEU Final review of Notices of Petition and Petition	0:06:00	45.00
6/12/2009	MC Copy and assemble Notice of Petition; prepare mailings	0:06:00	20.00
6/16/2009	MR Phone conference with tenant's daughter regarding being served with Notice of Petition; tenant was advised to answer Petition	0:18:00	60.00
	MC Continued preparation of mailings	0:06:00	20.00
6/18/2009	RR Trip to housing court to purchase index number	0:06:00	20.00
6/22/2009	PW Receipt of tenant Answer and case diary update to reflect initial return date of Petition.	0:12:00	45.00
6/26/2009	SEU Preparation for and appearance in Court regarding Tavares	2:00:00	900.00
For professional services rendered		3.10	\$1,200.00

**User Summary**

<u>Name</u>	<u>Hours</u>	<u>Rate</u>
Magda Rodriguez	0.30	200.00
Melissa Castro	0.20	200.00
Patricia Wright	0.20	225.00
Ross Rosenberg	0.10	200.00
Sally E. Unger	2.30	450.00

**KOSSOFF & UNGER**  
217 Broadway, Suite 401  
New York, NY 10007  
212-267-6364

Invoice submitted to:

**Gregory Soumas**  
c/o New York City Management LLC  
381 Park Avenue South - Suite 1515  
Attn: Sanjay Gandhi  
New York NY 10016

June 29, 2009

In Reference To: **Non-payment proceeding involving apartment #51**  
Invoice # 46983 **in the building known as 172 Nagle Avenue, Bronx,**  
**NY**

Client ID: 170-174Nagle.Fernandez

**SUMMARY OF CASES**

<u>Services</u> <u>Disbursements</u>	<u>Totals</u>
\$195.00	
\$0.00	\$195.00

In Reference To: **Non-payment proceeding involving apartment #33**  
Invoice # 46984 **in the building known as 170 Nagle Avenue, Bronx,**  
**NY**

Client ID: 170-174Nagle.Guerra&Gonzalez

\$275.00	
\$0.00	\$275.00

In Reference To: **Non-payment proceeding involving apartment #32**  
Invoice # 46985 **in the building known as 174 Nagle Avenue, Bronx,**  
**NY**

Client ID: 170-174Nagle.Isidoro

\$1,095.00	
\$0.00	\$1,095.00

**SUMMARY OF CASES**

<u>Services</u>	<u>Totals</u>
<u>Disbursements</u>	

In Reference To: **Non-payment proceeding involving apartment #31**  
Invoice # 46986 **in the building known as 170 Nagle Avenue, Bronx,**  
**NY**

Client ID: 170-174Nagle.Lucas

\$195.00	
\$0.00	\$195.00

In Reference To: **Non-payment proceeding involving apartment #54**  
Invoice # 46987 **in the building known as 172 Nagle Avenue, Bronx,**  
**NY**

Client ID: 170-174Nagle.Mejia

\$1,815.00	
\$0.00	\$1,815.00

In Reference To: **Various matters relating to the building known as**  
Invoice # 46988 **and by the addresses of 170-174 Nagle Ave**

Client ID: 170-174Nagle.Receivership

\$7,955.00	
\$784.30	\$8,739.30

In Reference To: **Non-payment proceeding involving apartment #35**  
Invoice # 46989 **in the building known as 174 Nagle Avenue, Bronx,**  
**NY**

Client ID: 170-174Nagle.Rodriguez(35)

\$195.00	
\$0.00	\$195.00

**SUMMARY OF CASES**

<u>Services</u>	<u>Totals</u>
<u>Disbursements</u>	

In Reference To: **Non-payment proceeding involving apartment #45**  
Invoice # 46990 **in the building known as 170 Nagle Avenue, Bronx,**  
**NY**

Client ID: 170-174Nagle.Rodriguez (45)

\$195.00	
\$0.00	\$195.00

In Reference To: **Non-payment proceeding involving apartment #22**  
Invoice # 46991 **in the building known as 170 Nagle Avenue, Bronx,**  
**NY**

Client ID: 170-174Nagle.Tavares

\$1,200.00	
\$0.00	\$1,200.00

Total Services	\$13,120.00	
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Total Disbursements	\$784.30	
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**GRAND TOTAL**

<b>\$13,904.30</b>
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# Webster Lock & Hardware Co., Inc.

## Invoice

2471 WEBSTER AVENUE  
BRONX, NY 10458  
Tel: 718-584-4960  
Fax: 718-733-2678



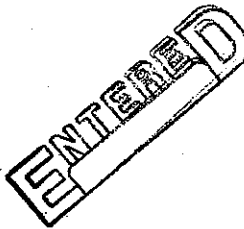
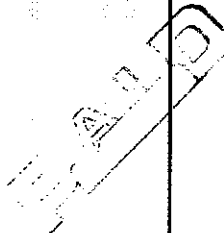
Invoice # 346384  
Date 6/2/2009

**Bill To:**

NEW YORK CITY MANAGEMENT  
381 PARK AVENUE SOUTH  
NEW YORK, N.Y. 10016

**Location:**

170 NAGLE AVENUE  
Laundry Room

P.O. No.		Terms	Due Date	Technician	Service Date	Ship Via
		Net 30	7/2/2009	2	6/2/2009	Our Truck
Qty	Description			Unit Price	Amount	
	<b>Service Call</b>  Our serviceman repaired the coin box and padlocks on the washing machine in order to restore proper operation.   			100.00	100.00	
<i>Family Owned &amp; Operated For Over 50 Years</i>  <i>Thank You For Your Business</i>				Subtotal \$100.00		
				Sales Tax (8.375%) \$8.38		
				Total \$108.38		



conEdison

ON IT. Working for you 24/7.

## GREGORY SOUMAS

Your account number: 48-2337-0609-0003-5

Service delivered to: 170 NAGLE AVE HLS

Your electric rate: EL9 General Large

Your gas rate: G58 Multiple Dwelling Heating

Next meter reading date: Tuesday, Jul 28, 2009

Avoid estimated bills - please give us access to read your meter

## Your billing summary as of Jun 29, 2009

### Your previous charges and payments

Total charges from your last bill	\$717.97
Payments through Jun 25, thank you	\$717.97

Remaining balance	None
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### Your new charges - details start on page 2

Billing period: May 28, 2009 to Jun 26, 2009

Electricity charges - for 29 days	\$576.79
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Gas charges - for 29 days	\$119.94
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Total new charges	\$696.73
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Total amount due	\$696.73
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Payment is due upon receipt of this bill. To avoid a late payment charge of 1.5%, please pay the total amount due by Jul 21, 2009.

## Message Center

**YOUR DOLLAR FOR ENERGYSHARE CAN MAKE A DIFFERENCE.** If you pay the total amount of this bill and exactly \$1.00 more, that dollar will go into the EnergyShare fund sponsored by Con Edison. And, Con Edison matches each contribution. EnergyShare helps eligible residential customers who are struggling to pay their bills with one-time grants of up to \$200.

**Join our Direct Payment Plan.** Just place an "X" in the DPP enrollment box on your payment slip when you mail back your payment by check. We'll use your banking information to enroll you in the plan. Then, each month, after you've had time to review your bill, we will automatically deduct your Con Edison bill payment from your checking account. Join Now.

**TEMPORARY SURCHARGE** Your bill shows a new surcharge, as authorized under Section 18-a of the Public Service Law. This per kWh charge recovers fees imposed by the state.

Here's a cool idea for your business. Stay comfortable, use energy efficiently and get more value for your money with a FREE programmable thermostat from Con Edison for your central air conditioning system. For more information and to receive a thermostat call 1-866-521-8600 or visit [www.conEd.com/cool](http://www.conEd.com/cool).

## Contact us 24 hours a day, 7 days a week

To report a service problem, call 1-800-75-CONED (1-800-752-6633) or visit [www.conEd.com](http://www.conEd.com)

Visit [www.conEd.com](http://www.conEd.com)  
For payments, visit [www.conEd.com](http://www.conEd.com) or call 1-888-925-5016

Con Edison  
Cooper Station  
P.O. Box 138  
New York, NY 10276-0138

For other information, call 1-212-243-2591 or 1-800-758-2481

Tear off here

Wondering if you can get a better deal on your energy needs? Explore your choices at [www.PowerYourWay.com](http://www.PowerYourWay.com).

Page 1 of 3

Basic service charge (includes first 2.9 therms) \$15.34

Charge for basic system infrastructure and customer-related services, including customer accounting, meter reading and meter maintenance. A billing and payment processing charge of \$0.47, which may be avoided by switching to an energy services company (ESCO), is also included.

Remaining 69.1 therms @58.6252¢/therm \$40.51

Charge for maintaining the system through which Con Edison delivers gas to you.

Monthly rate adjustment @-2.8750¢/therm -\$2.07

Adjustment for miscellaneous costs and credits, and from October through May, for the effect of variation from normal weather.



Date: 07/13/09

## CHECK REQUISITION FORM

Payee: Arturo Geurrero-Lopez

Total Amount: \$1350.00

Invoice #: # 071309

Invoice Date:

Job description: Re: Super salary for weeks ending 07.04.09/07.10.09/07.17.09

Property(ies):

208 E 61 <sup>st</sup> Street	37-43 8 <sup>th</sup> Avenue
109 Spring Street	624 & 655 LLC
217 E Houston St	Casper R Capital Trust
East Orange Partners	Highbridge Park Partners
1320 Fulton Avenue	348 / 352 W 118
94-16 34 <sup>th</sup> Road	325 E 206 <sup>th</sup> Street
869 E 231 <sup>st</sup> Street	Korea Village II
170 Nagle Avenue	Valentine & Fordham LLC